

**CITY OF ROCHELLE  
PLANNING & ZONING COMMISSION  
REPORT OF FINDINGS**

**Case No.:** PZC-01-22  
**Applicant:** Sonia Ramos  
**Address:** 306 Eagle Drive, Rochelle, Illinois 61068

**Narrative:**

The petitioner is seeking a special use permit for a tattoo business to perform microblading as an added service to the existing hair salon Riccos. Microblading is a tattooing technique in which a small handheld tool made of several tiny needles is used to add semi-permanent pigment to the skin. The subject property is zoned B2, Commercial Highway.

Section 110-160 District Use Classification List requires a special use in a B2 zoning district for tattooing.

**Staff recommends**

Staff recommends consideration of the special use for a tattoo business located at 306 Eagle Drive.

**Findings:**

1. Is the proposed use allowed in the proposed zoning district, but only with a special use permit?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

If the answer to any of the following questions is "Yes", then the Commission should recommend that the City Council deny the petition for a special use permit. If the answer to all of the following questions is "No", then the Commission may recommend that the City Council approve or deny the petition for a special use permit. Each question should state an answer and give an explanation. If the answers to all of the questions is "No", but the Commission votes to recommend denying the petition, the Commission should provide an explanation as to why.

2. Is the proposed use detrimental or dangerous to public health?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

3. Will the proposed use impair property value in the neighborhood?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

Explanation: \_\_\_\_\_

4. Will the proposed use impede the normal development of the surrounding properties?

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Explanation: \_\_\_\_\_

5. Will the proposed use:

(a) impair light and air to adjacent property;

(b) congest public streets;

(c) increase the risk of fire;

(d) substantially diminish property values within the vicinity; or

(e) endanger the public health?

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Explanation: \_\_\_\_\_

### **Recommendation:**

Based on the findings above, the Planning and Zoning Commission hereby recommends to the Rochelle City Council that:

\_\_\_\_\_ That the Petitioner be granted a special use permit for the proposed use at the Subject Property, without conditions other than the other applicable requirements of the Rochelle Municipal Code.

\_\_\_\_\_ That the Petitioner be granted a special use permit for the proposed use at the Subject Property, with the following conditions attached thereto, in addition to the requirements of the Rochelle Municipal Code:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ That the Petitioner be denied a special use permit for the proposed use at the Subject Property. If this is based on any reason other than a “Yes” response above, the Planning and Zoning Commission explains as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Passed by the Planning & Zoning Commission:** \_\_\_\_\_

**Vote:**

**Ayes:** \_\_\_\_\_ **Nays:** \_\_\_\_\_ **Abstain:** \_\_\_\_\_

\_\_\_\_\_  
**CHAIRMAN**